Project Name:	Little Falls Mill Concrete Evaluation	Project No:	14134
Client:	Resurgence Engineering & Preservation, Inc.	Design Strength:	
Client Contact:	Alfred H. Hodson III, P.E.	Typical Breaks:	
Remarks:			

Set Number	No. of Cyl.	Concrete Type	Date Received	Location	Proposed tests: Chloride	Proposed tests: Strength
C1	Core	A	10-Sep	Basement East Wall @ Line 5.5	X	X
C2	Core	B	10-Sep	Basement Floor @ Line 16	X	x
C3	Core	C	10-Sep	Basement North Wall @ Line 21.5	x	x
C4	Core	D	10-Sep	Basement Floor @ Line 28.5 (Pieces)	x	Too small
C5	Core	C	10-Sep	Basement Center Column @ Line 30		x
C6	2Core	C	10-Sep	Basement South Wall @ Line 40 (2 Cores)		X 6B
C7	2Core	E- Top / C-Beam	10-Sep	Basement Floor Between Lines 43 to 46 (Topping & Slab)		X X
C8	2core	C	10-Sep	Outside North Wall Column on Line 40 (2 Pieces)		X
C9	Core	C	10-Sep	2nd Floor Wall @ Line 1		x
C10	Core	C	10-Sep	2nd Floor Beam @ line 4 (composite topping & Beam)		X
C11	Core	C	10-Sep	2nd Floor South Wall Column @ Line 13		x
C12	2core	E- Top / C-Beam	10-Sep	2nd Floor Beam @ Line 17.5 (Topping & Beam)	x	X
C13	2core	B Top / C Girder	10-Sep	2nd Floor Top of Girder Line 18 (Topping & Girder)		X
C14	Core	C	10-Sep	2nd Floor South Wall Column @ Line 30		too small
C15	3Core	E- Top / C-Beam	10-Sep	2nd Floor Beam @ Line 40 +4' (Topping & Beam)		X
C16	Core	C	10-Sep	2nd Floor Column Line C-40 West Face		x
C17	Core	C	10-Sep	2nd Floor Column Line 15		X

APPENDIX D

OPINION OF PROBABLE FOUNDATION REHABILITATION COSTS

KEDDY MILL, SOUTH WINDHAM, MAINE
CONCEPTUAL OPINION OF PROBABLE FOUNDATION REHABILITATION COSTS SUMMARY
February 11, 2009

	SCOPE ITEM	DESCRIPTION	TOTAL COST	COMMENT
CONSTRUCTION COSTS	4.3.1	Repair South Wall Grade Beam Over Water	$50,000	
	4.3.2	Install New 40-ton Piles Along South Wall, Lines 30, 33, 36, 39	$30,000	
	4.4.1	Repair South Foundation Wall Over Grade Beam	$21,000	
	4.4.2	Replace North Wall Infill with New CMU	$26,000	
	4.4.3	Brace Foundation Wall Tops, Lines 21-39, 6 Locations	$18,000	
	4.4.4	New Retaining Wall at West End of the Building	$250,000	
	4.4.5	New Endwall Brace or Foundation Shear Wall, Line 21	$15,000	
	4.5.1	New Top Slab From Column Lines 21-40	$52,000	
	4.5.2	Repair Elevated Concrete Slabs, Lines 40 to 47	$208,000	
	4.5.3	Demo and Rebuild West Garage Ramp; Support on Piles	$30,000	
		subtotal 1:	**$700,000**	Subcontractor Costs
		10% Contingency	$70,000	
		subtotal 2:	$770,000	
		Add 15% General Contractor Overhead and Profit	$115,500	G.C. Overhead and Profit
		TOTAL CONSTRUCTION COSTS	**$885,500**	
			$885,000	
		UNIT COSTS: ASSUMES 14 UNITS, 14 PKG SPACES	14	
		Total Net Area of Living Space	14,892	***square feet of living space***
		COST PER SQUARE FOOT OF LIVING SPACE	**$59**	
		COST PER LIVING UNIT	**$63,214**	

Notes
1. This information is part of Keddy Mill Foundation Assessment and Seismic Review, by Resurgence Engineering & Preservation, February 2009
2. Based upon 2009 Dollars. See preceeding sheet for description of parameters involved in assembling Cost Opinion.
3. Refer to additional backup in Appendix at the back of this report.

VIL_RESP02218

REPORT SECTION 4.3 PIERS, PILECAPS, AND VISIBLE GRADE BEAMS				UNIT COST			SUBTOTALS			TOTAL COST	COMMENT
ITEM	description	QUANTITY	UNIT	LABOR	MATERIAL	EQUIP	LABOR	MATERIAL	EQUIP		
4.3.1	**Repair South Wall Grade Beam over Water**										
	Grade Beam Repairs, Including swing staging over side of bldg	500	square feet	40.00	30.00	30.00	$20,000	$15,000	$15,000	$50,000	Equip provides allowance for access difficulty to water; i.e. swing staging
	Assumes water has been lowered to allow underside access										See Photos #2.1 through #2.8
	Does not consider any power plant stoppage costs										
	Considers 167 feet x 3 feet =501 square feet, round to 500 s.f.										
4.3.2	**Install new 40-ton piles along South Wall, 4 Locn's**										
	Install Two New Piles each location, 4 locations, 60lf each loc'n	240	lineal feet	30.00	20.00	10.00	$7,200	$4,800	$2,400	$14,400	Total for all Four Locations
	Concrete Demo	4	locations	1,500.00	200.00	300.00	$6,000	$800	$1,200	$8,000	Concrete Demo Subtotal, All Four Locations
	Concrete Repairs, Tying Piles Together, Patching	4	locations	1,200.00	700.00	0.00	$4,800	$2,800	$0	$7,600	Concrete Repairs Subtotal, All Four Locations
	(OCCURS AT LINES 30, 33, 36, 39)										
		0		0.00	0.00	0.00	$0	$0	$0	$0	
	REPORT SECTION 4.3 SUBTOTAL						$38,000	$23,400	$18,600	$80,000	

REPORT SECTION 4.4 FOUNDATION WALLS				UNIT COST			SUBTOTALS			TOTAL COST	COMMENT
ITEM	description	QUANTITY	UNIT	LABOR	MATERIAL	EQUIP	LABOR	MATERIAL	EQUIP		
4.4.1	**Repair South Foundation Wall Over Grade Beam**										
	Wall Repairs, Including swing staging over side of building	1,500	square feet	10.00	2.00	2.00	$15,000	$3,000	$3,000	$21,000	Equip provides allowance for access difficulty to water; i.e. swing staging
	Assumes water has been lowered to allow underside access										
	Does not consider any power plant stoppage costs										
	Does not include interior cosmetic painting										
4.4.2	**Replace North Wall Infill with New CMU**										
	CMU Demo and Replacement	1,000	square feet	14.00	10.00	2.00	$14,000	$10,000	$2,000	$26,000	See Photos #1.2 and #1.5. Six Bay spaces between concrete columns
	72 feet x 14 feet x $32 per square foot; round 1008 s.f. to 1000 s.f.	0	locations	0.00	0.00	0.00	$0	$0	$0	$0	
	Also considers local concrete column patching repairs this area	0	locations	0.00	0.00	0.00	$0	$0	$0	$0	
	Considers a glazed CMU finish-type block, no insulation or backer wall										
4.4.3	**Brace Foundation Wall Tops, Lines 21-39, 6 locations**										
	Brace wall at Six Locations (at primary interior columns)	6	locations	1,400.00	1,400.00	200.00	$8,400	$8,400	$1,200	$18,000	See Photo #3.1 for Center Pier Structure
	Considers steel braces diagonally from near tops of walls to	0	locations	0.00	0.00	0.00	$0	$0	$0	$0	
	Framework at Center of the Building										
4.4.4	**New Retaining Wall at West End of the Building**										
	20 feet high x 76 feet long	1	lump sum	120,000.00	100,000.00	30,000.00	$120,000	$100,000	$30,000	$250,000	See Photo #3.2
	considers some tiebacks into existing driveway soils and	0	locations	0.00	0.00	0.00	$0	$0	$0	$0	
	some bracing off of adjacent boiler structure to remain										
4.4.5	**New Endwall Brace or Foundation Shear Wall, Line 21**										
	14 feet high x 38 feet wide; two sections, either side of center column.	1	lump sum	9,000.00	6,000.00	0.00	$9,000	$6,000	$0	$15,000	Designed resist lateral loads against long direction of building.
	will be tied into large octagonal center pier at line 21	0	locations	0.00	0.00	0.00	$0	$0	$0	$0	
	vehicular opening at south side half for cars to exit	0		0.00	0.00	0.00	$0	$0	$0	$0	
	REPORT SECTION 4.4 SUBTOTAL						$166,400	$127,400	$36,200	$330,000	

REPORT SECTION 4.5 LOWER LEVEL FLOOR				UNIT COST			SUBTOTALS			TOTAL COST	COMMENT
ITEM	description	QUANTITY	UNIT	LABOR	MATERIAL	EQUIP	LABOR	MATERIAL	EQUIP		
4.5.1	**New Top Slab From Column Lines 21-40**										
	Slab Repairs Considers 6" slab tied into piers and walls w/ beams	130	yards	175.00	175.00	50.00	$22,750	$22,750	$6,500	$52,000	Considers Allowances for Dowelling, Thickening as Required, and
	5900 square feet, 7" average slab depth = 130 yards concrete										For Vapor Barrier and Drainage System Below New Slab and Above Existing.
	Does not include traffic bearing membrane										
4.5.2	**Repair Elevated Concrete Slabs, Lines 40 to 47**										
	40 percent of 5,200 square feet elevated slab	2,080	square feet	55.00	25.00	20.00	$114,400	$52,000	$41,600	$208,000	See Photos #3.5 through #3.8
	$100 per square foot	0	locations	0.00	0.00	0.00	$0	$0	$0	$0	
	Does not include traffic-bearing membrane										
4.5.3	**Demo and Rebuild west garage ramp; support on piles**										
	Demo of Existing Ramp	1	lump sum	1,500.00	300.00	200.00	$1,500	$300	$200	$2,000	See Photo #1.6
	8 piles, 25 lineal feet each, x $60/lineal foot	8	each	700.00	800.00	0.00	$5,600	$6,400	$0	$12,000	
	New Cast-in-place Concrete Ramp	1	lump sum	10,000.00	6,000.00	0.00	$10,000	$6,000	$0	$16,000	
		0		0.00	0.00	0.00	$0	$0	$0	$0	
	REPORT SECTION 4.5 SUBTOTAL						$154,250	$87,450	$48,300	$290,000	

APPENDIX E

RESUME

RESURGENCE

ENGINEERING AND PRESERVATION, INC.
132 BRENTWOOD STREET PORTLAND, MAINE 04103
V/F (207) 773-4880 EMAIL: RESURGENCE@VERIZON.NET

ALFRED H. HODSON III, P.E.

MAINE P.E. #9246

EXPERIENCE:

OWNER/ENGINEER September 2002 – present. Resurgence Engineering and Preservation, Inc., Portland, ME

- Evaluation and inspection of historic institutional, commercial, and residential building structures.
- Structural design and analysis to stabilize and upgrade existing historic structures.
- Structural design of residential additions and light-commercial construction.

PROJECT E.I.T. / ENGINEER - September 1996 - April 2002. Criterium-Mooney Engineers, Portland, ME

- Structural, Fire, and Life-safety upgrades in historic masonry, iron, steel, and timber structures.
- Construction litigation and deposition witness.

MECE (STRUCTURES) and HISTORIC PRESERVATION CERTIFICATE – UNIVERSITY OF VIRGINIA
September 1994-August 1996. Charlottesville, VA (Completed January, 1998)

- Graduate Research Assistant, History Department, Virginia Transportation Research Council. MECE Report: "Renovation Options for the Goshen Bridge". Restoration feasibility study proposed and estimated costs of renovation methods for two-span metal truss bridge listed on the National Register of Historic Places.
- Preservation courses included Preservation Theory, Preservation Planning, Engineering Aspects of Preservation (Building Evaluation Techniques), Community History Studies (two semesters).

STRUCTURAL E.I.T. January 1990 - July 1994. S E A Consultants, Cambridge, MA

- Design and analysis of steel, reinforced and prestressed concrete, reinforced masonry, and wood structures.

STRUCTURAL E.I.T. June 1988-January 1990. Engineers Design Group, Cambridge, MA

- Design using steel, concrete, masonry, and timber construction; shop drawing review, site inspections.

PARTIAL PROJECT LISTING:

- Roof Repairs, Fort Knox State Historic Site, Prospect, ME (January 1997-December 2000): Provided construction documents and specifications for ongoing roof repairs, masonry restoration, life safety, accessibility and site improvements at Fort Knox State Historic Site.
- Façade Assessment, Fidelity Investments, Headquarters, Boston, MA (1991): Performed field investigation and assisted with evaluation report describing deficiencies in the facades of four historic multistory buildings in the Boston Financial District. Assisted with repair recommendations for parapets following severe storm damage in October 1991.
- Masonry Rehabilitation and Life Safety Improvements, Fort William Henry, South Bristol, ME (April 1998-August 1998): Performed preservation design and construction monitoring for masonry rehabilitation and life safety improvements at Fort William Henry State Historic Site.
- City Hall Clock Tower and Parapet Restoration, Portland, ME (2003-2007): Engineer of record for structural restoration of historic clock tower and parapets on 1912 Carrere & Hastings / John Calvin Stevens City Hall. Work included seismic strengthening of parapets and extensive structural upgrades to corroding steel and spalling granite in tower. Designed replacement belfry slab to replace significantly deteriorated slab.

PRIOR EDUCATION:

Duke University. BSCE, May 1988. Civil Engineering Emphasis in Structures
BSCES Lecture Series, "Structural Rehabilitation/Restoration" (1993)
"Engineering for Historic Structures", APTI Conference, 2003.
"Wind Loads on Buildings and Structures", Seminar, 2004.
"Transitioning from 1999 BOCA to 2003 IBC", Seminar, 2005.

PROFESSIONAL AFFILIATIONS:

Greater Portland Landmarks, Structural Engineers Association of Maine, (Secretary, 2007-2009)

VIL_RESP02222

NOTES

Address	By	Date	Change

PROJECT NUMBER: 29922.6 | ACAD FILE: 29922-SKETCH-ALTS.DWG | SCALE: 1" = 50' | DATE: OCTOBER 6, 2008

Drawing Name:
SKETCH PLAN (INDUSTRIAL)

Project Name and Location:
VILLAGE AT LITTLE FALLS
ROUTE 302, WINDHAM, MAINE

Prepared For:
HRC—VILLAGE AT LITTLE FALLS, LLC
2 MARKET STREET, PORTLAND, MAINE 04101

SHEET 1 OF 1

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1339 800.882.2327
Fax: 207.883.1391
e-mail: info@northeastcivilsolutions.com

0 50' 100' 200'

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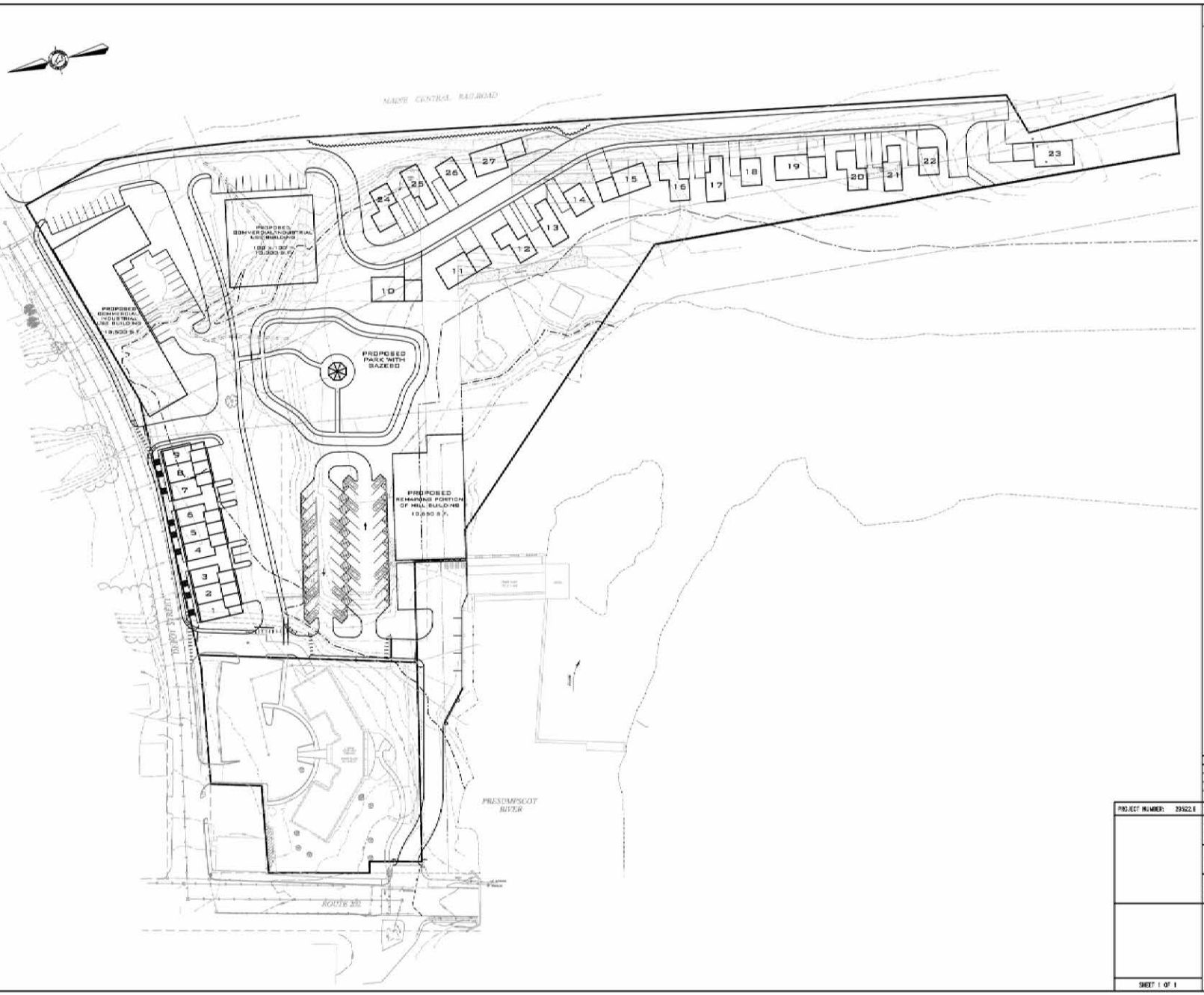
VIL_RESP02223



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Address	By	Date	Change

PROJECT NUMBER: 29922.6 | ACAD FILE: 29922-SKETCH-ALT2.DWG | SCALE: 1" = 50' | DATE: OCTOBER 6, 2008

Drawing Name:
SKETCH PLAN
(MIXED RESIDENTIAL/COMMERCIAL/INDUSTRIAL)

Project Name and Location:
VILLAGE AT LITTLE FALLS
ROUTE 302, WINDHAM, MAINE

Prepared For:
HRC–VILLAGE AT LITTLE FALLS, LLC
2 MARKET STREET, PORTLAND, MAINE 04101

SHEET 1 OF 1

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1339
800.882.2327
Fax: 207.883.1391
e-mail: info@northeastcivilsolutions.com

0 50' 100' 200'

S:\LAND PROJECTS\29900\29922.6 HRC - LITTLE FALLS\DRAWINGS\29922-SKETCH-ALT2.DWG

VIL_RESP02224

NOTES

No.	By	Date	Change

PROJECT NUMBER: 2922.6	ACAD FILE: 2922-SKETCH-ALT1.DWG	SCALE: 1" = 50'	DATE: OCTOBER 6, 2008

Drawing Name:
SKETCH PLAN (RESIDENTAIL)

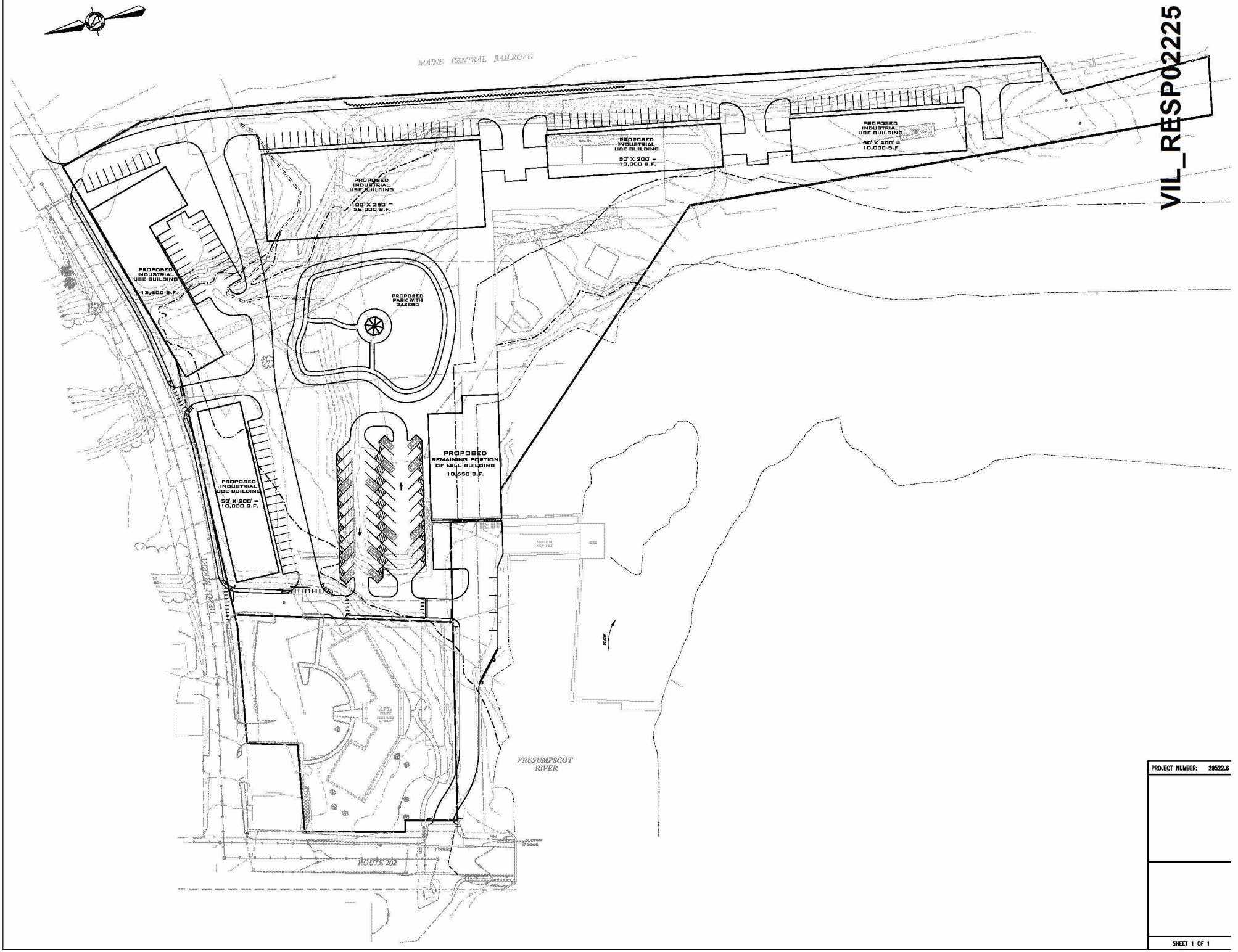
Project Name and Location:
VILLAGE AT LITTLE FALLS
ROUTE 302, WINDHAM, MAINE

Prepared For:
HRC–VILLAGE AT LITTLE FALLS, LLC
2 MARKET STREET, PORTLAND, MAINE 04101

SHEET 1 OF 1

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1339
800.882.2327
Fax: 207.883.1391
e-mail: info@northeastcivilsolutions.com

0 50 100 200



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PROJECT NUMBER:	29522.6

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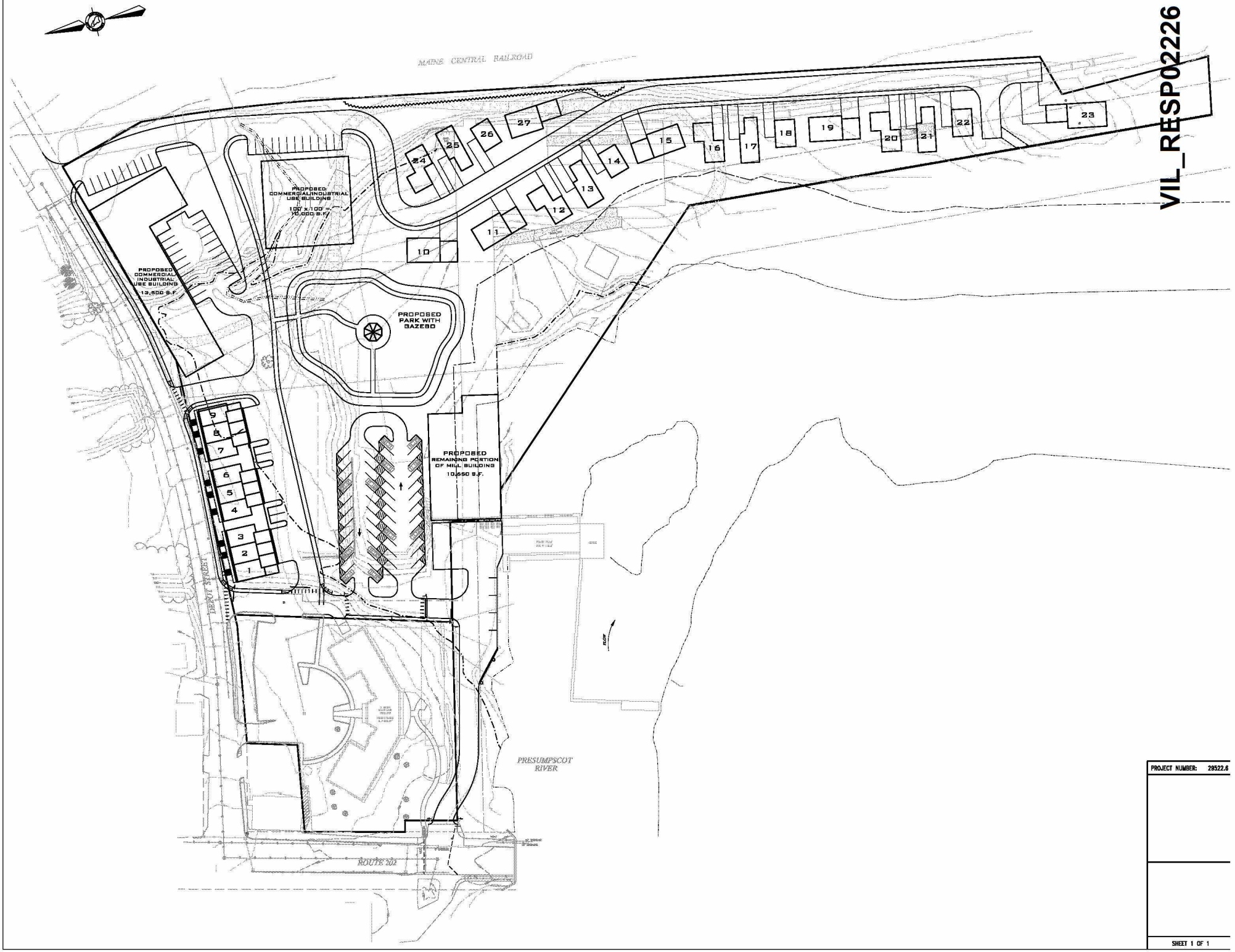
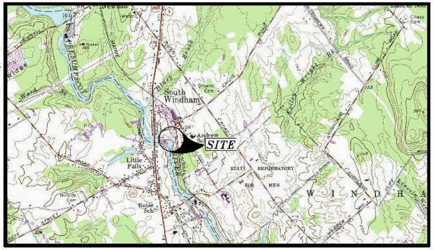


VIL_RESP02226

PROJECT NUMBER: 29522.6

SHEET 1 OF 1


VIL_RESP02227
MAINE CENTRAL RAILROAD
PROPOSED PARK WITH GAZEBO
PROPOSED REMAINING PORTION OF MILL BUILDING 10,650 S.F.
PRESUMPSCOT RIVER
ROUTE 302
PROJECT NUMBER: 29522.6
SHEET 1 OF 1



LOCATION MAP

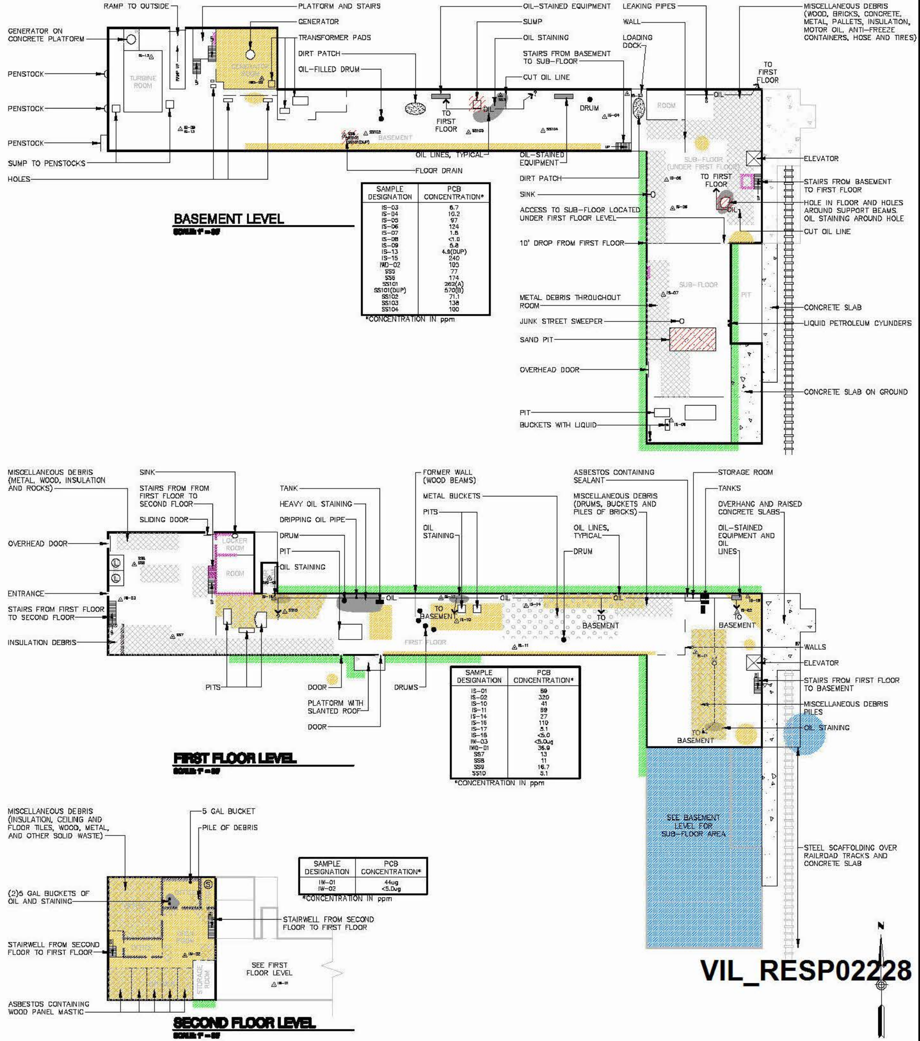
NOT TO SCALE

KEY

- AREAS WITH CONCENTRATED ASBESTOS DEBRIS
- INTERIOR ASBESTOS CEMENT BOARD PANELS
- EXTERIOR ASBESTOS CEMENT BOARD PANELS
- ASBESTOS CEMENT CORRUGATED ROOFING
- ASBESTOS-CONTAINING JOINT COMPOUND/TEXTURE MATERIAL
- PILES OF MISCELLANEOUS SOLID WASTE
- EXPOSED PCB CONTAMINATED SUB-SLAB SOIL
- Ⓢ SINK UNDERCOAT
- Ⓛ LIGHT FIXTURE BACKING

GENERAL NOTES

1. ALL DIRT/SLUDGE COVERING FLOORS TO BE SCRAPED OFF, TRANSPORTED OFF-SITE AND PROPERLY DISPOSED AS PCB-CONTAMINATED WASTE. DIRT/SLUDGE IS DISTRIBUTED THROUGHOUT MILL BUILDING.
2. ALL OBVIOUS WOOD, PLASTIC AND METAL DEBRIS TO BE DISPOSED AS SOLID WASTE OR RECYCLED AS APPROPRIATE.
3. OIL-STAINED OR ASBESTOS-CONTAINING MATERIALS TO BE SEGREGATED FROM SOLID WASTE AND PROPERLY DISPOSED.



RAMP TO OUTSIDE
PLATFORM AND STAIRS
GENERATOR
TRANSFORMER PADS
DIRT PATCH
OIL-FILLED DRUM
GENERATOR ON CONCRETE PLATFORM
PENSTOCK
PENSTOCK
PENSTOCK
SUMP TO PENSTOCKS
HOLES
TURBINE ROOM
OIL-STAINED EQUIPMENT
SUMP
OIL STAINING
STAIRS FROM BASEMENT TO SUB-FLOOR
CUT OIL LINE
LEAKING PIPES
WALL
LOADING DOCK
MISCELLANEOUS DEBRIS (WOOD, BRICKS, CONCRETE, METAL, PALLETS, INSULATION, MOTOR OIL, ANTI-FREEZE CONTAINERS, HOSE AND TIRES)
TO FIRST FLOOR
DRUM
BASEMENT
OIL LINES, TYPICAL
FLOOR DRAIN
OIL-STAINED EQUIPMENT
DIRT PATCH
SINK
ACCESS TO SUB-FLOOR LOCATED UNDER FIRST FLOOR LEVEL
10' DROP FROM FIRST FLOOR
METAL DEBRIS THROUGHOUT ROOM
JUNK STREET SWEEPER
SAND PIT
OVERHEAD DOOR
PIT
BUCKETS WITH LIQUID
ROOM
SUB-FLOOR (UNDER FIRST FLOOR)
SUB-FLOOR
PIT
ELEVATOR
STAIRS FROM BASEMENT TO FIRST FLOOR
HOLE IN FLOOR AND HOLES AROUND SUPPORT BEAMS. OIL STAINING AROUND HOLE
CUT OIL LINE
CONCRETE SLAB
LIQUID PETROLEUM CYLINDERS
CONCRETE SLAB ON GROUND
BASEMENT LEVEL
MISCELLANEOUS DEBRIS (METAL, WOOD, INSULATION AND ROCKS)
SINK
STAIRS FROM FROM FIRST FLOOR TO SECOND FLOOR
SLIDING DOOR
OVERHEAD DOOR
ENTRANCE
STAIRS FROM FIRST FLOOR TO SECOND FLOOR
INSULATION DEBRIS
LOCKER ROOM
ROOM
TANK
HEAVY OIL STAINING
DRIPPING OIL PIPE
DRUM
PIT
OIL STAINING
FORMER WALL (WOOD BEAMS)
METAL BUCKETS
PITS
OIL STAINING
ASBESTOS CONTAINING SEALANT
MISCELLANEOUS DEBRIS (DRUMS, BUCKETS AND PILES OF BRICKS)
OIL LINES, TYPICAL
DRUM
STORAGE ROOM
TANKS
OVERHANG AND RAISED CONCRETE SLABS
OIL-STAINED EQUIPMENT AND OIL LINES
TO BASEMENT
FIRST FLOOR
PITS
DOOR
PLATFORM WITH SLANTED ROOF
DOOR
DRUMS
WALLS
ELEVATOR
STAIRS FROM FIRST FLOOR TO BASEMENT
MISCELLANEOUS DEBRIS PILES
OIL STAINING
SEE BASEMENT LEVEL FOR SUB-FLOOR AREA
STEEL SCAFFOLDING OVER RAILROAD TRACKS AND CONCRETE SLAB
FIRST FLOOR LEVEL
MISCELLANEOUS DEBRIS (INSULATION, CEILING AND FLOOR TILES, WOOD, METAL, AND OTHER SOLID WASTE)
5 GAL BUCKET
PILE OF DEBRIS
(2)5 GAL BUCKETS OF OIL AND STAINING
STAIRWELL FROM SECOND FLOOR TO FIRST FLOOR
STAIRWELL FROM SECOND FLOOR TO FIRST FLOOR
ASBESTOS CONTAINING WOOD PANEL MASTIC
STORAGE ROOM
SEE FIRST FLOOR LEVEL
SECOND FLOOR LEVEL
N

BASEMENT LEVEL

SAMPLE DESIGNATION	PCB CONCENTRATION*
IS-03	6.7
IS-04	10.2
IS-05	97
IS-06	124
IS-07	1.8
IS-08	<1.0
IS-09	5.8
IS-13	4.9(DUP)
IS-15	240
IWD-02	105
SS5	77
SS6	174
SS101	262(A)
SS101(DUP)	570(B)
SS102	71.1
SS103	138
SS104	100

*CONCENTRATION IN ppm

FIRST FLOOR LEVEL

SAMPLE DESIGNATION	PCB CONCENTRATION*
IS-01	89
IS-02	320
IS-10	41
IS-11	69
IS-14	27
IS-16	110
IS-17	5.1
IS-18	<5.0
IW-03	<5.0ug
IWD-01	36.9
SS7	13
SS8	11
SS9	16.7
SS10	5.1

*CONCENTRATION IN ppm

SECOND FLOOR LEVEL

SAMPLE DESIGNATION	PCB CONCENTRATION*
IW-01	44ug
IW-02	<5.0ug

*CONCENTRATION IN ppm

VIL_RESP02228

Site:

FORMER KEDDY MILL

7 DEPOT STREET
WINDHAM, MAINE

Prepared for:

HUDSON REALTY CAPITAL, LLC
2 MARKET STREET, 6TH FLOOR
PORTLAND, MAINE

STATE OF MAINE — STEPHEN J. DYER — #7934 — LICENSED PROFESSIONAL ENGINEER

RANSOM Environmental Consultants, Inc.
400 Commercial Street, Suite 404
Portland, ME 04101
Tel. (207) 772-2891
Fax (207) 772-3248
www.ransomenv.com

KEDDY MILL SITE PLAN

No.	Revision/Issue	Date
A	ISSUED FOR	

Design by: SJD | Checked by: SJD
Drawn by: JAR | Approved by: SJD
Project: 076063 | Date: SEPT 06, 2007
Sheet: C-100

PHOTO #2.1 923 001.jpg	Keddy Mill, South Wall: Pile Caps, Grade Beams, and Foundation Wall along South Wall, from Grid line 36 to grid line 47. Water depth limited access only to line 40.

PHOTO #2.2 923 032.jpg	Detail: South Wall Pile Cap at Line 40: Note horizontal grade beam crack. Pilecap is surrounded by a rotten wooden cofferdam visible in the water to the left of the pilecap. 12" clearance, water to bottom of grade beam.

PHOTO #2.3
923 042.jpg

South Wall Pile Cap, Line 40: Cofferdam at left, possible original formwork 2'-3" below water surface at right (arrow) may indicate bottom of pile cap.

PHOTO #2.4
923 046.jpg

South Wall, looking North: View of elevated slab underside. Pile Cap 40 at left. Note flat slab to Pile Cap 40, then slab-beam system from Column line 40 west to Column line 47.

PHOTO #2.5
923 026.jpg

South Wall Grade Beam at Pile Cap 39: Note cracking at left of photo, and crack beyond wading stick at right.

PHOTO #2.6
923 048.jpg

South Wall Underside of Grade Beam, Looking from Line 36 to 39: Spalled concrete reveals structural steel plates, possibly the underside of wide-flange beams encased in concrete. Repair necessary. Cathodic protection possible.

PHOTO #2.7
923 045.jpg

South Wall: Slab Underside at Line 39: Note flat slab supported by grade beam and pile cap along interior line of framing.

PHOTO #2.8
923 010.jpg

South Wall Pilecap at Line 36: Note Cracking and Spalling of Concrete. Piece of bent metal at left partially obstructs view of grade beam. Repair required.

PHOTO #3.1 oct 002.jpg	Keddy Mill, Basement: Proposed Parking Area. Note South Foundation Wall at Right. Columns on top of foundation wall can be braced across to center beam above triangular pier.

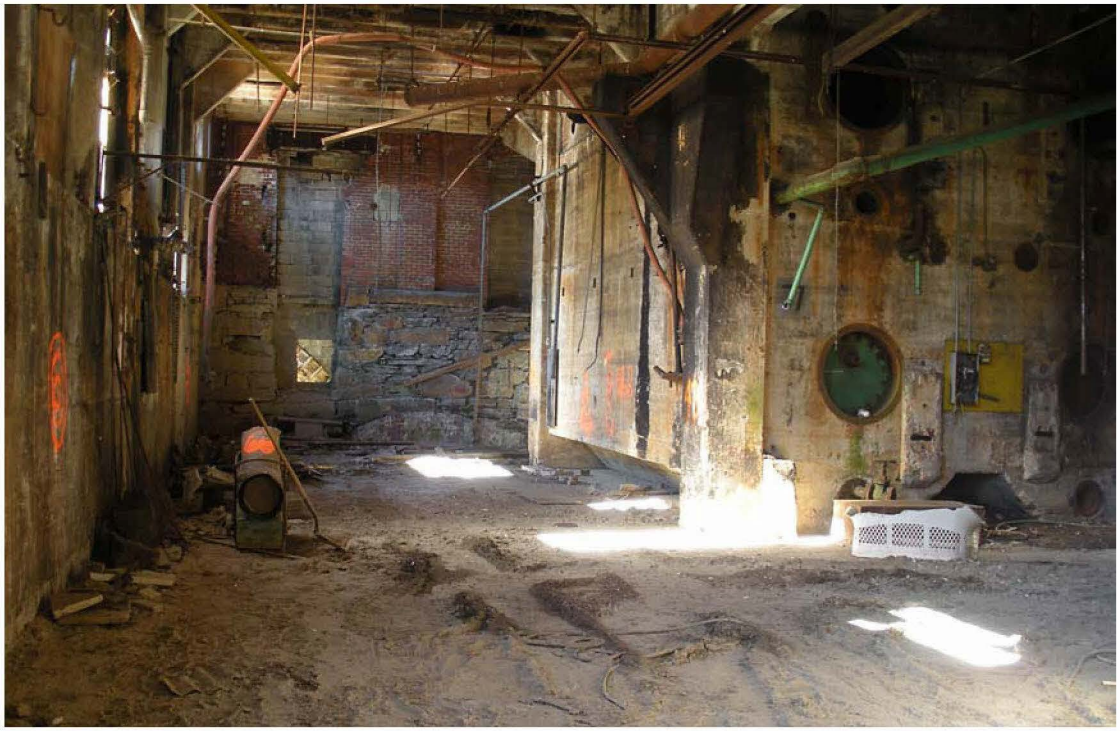


PHOTO #3.2 923 032.jpg	Detail: Looking Toward West Retaining Wall: Rubble and brick are in poor condition, and should stabilized. This wall should be supplemented and/or demolished and rebuilt. Also note thick silt deposits on elevated concrete slab.